



# University Village Project Profile



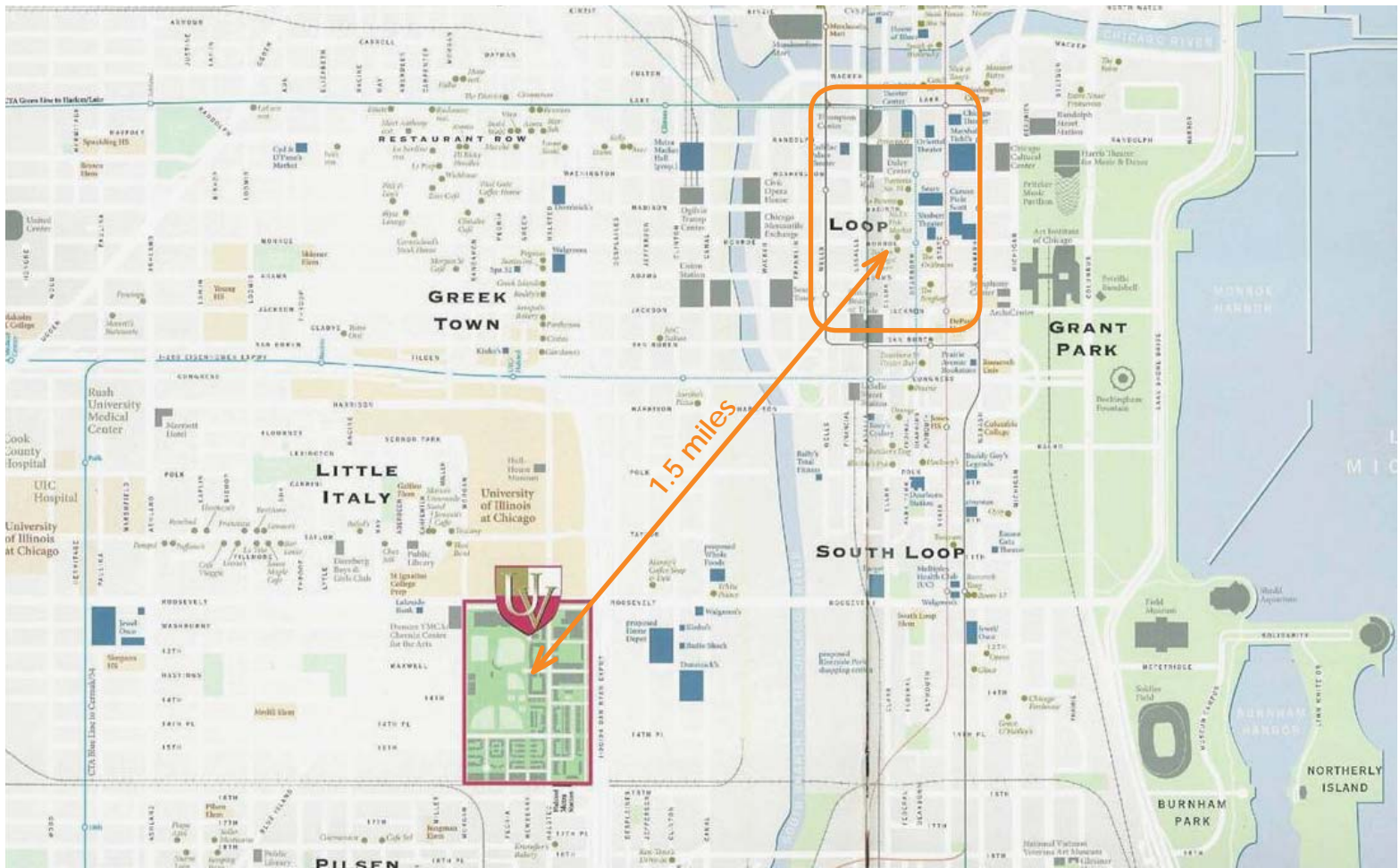
**“This hallmark project for the UIC Campus has greatly exceeded our expectations. The success of the project is a direct result of the collaborative approach between university leadership and our talented development partner.”**

**Mark Donovan**

Vice Chancellor for Administrative Services, University of Illinois at Chicago



# Location Map



## Project Data

**Land Area:** 52 acres

**Project Cost:** \$750 million

### Uses

**Office:** 80,000 sf.

**Retail:** 140,000 sf.

**Student Housing:** 1,400 Beds

**Residential:** 890 Residential units  
196 affordable units (22%)

694 market-rate units

Soft Lofts, Walk-up Condos,

Townhomes and Single-family Homes

**Parking:** 650 Parking Spaces

**University:** Convocation & Learning Facilities

**Parks:** 2 acres

Walk Score  
**94**

**Walker's Paradise**  
Daily errands do not require a car.

Transit Score  
**100**

**Rider's Paradise**  
World-class public transportation.

Bike Score  
**83**

**Very Bikable**  
Flat as a pancake.  
Excellent bike lanes.

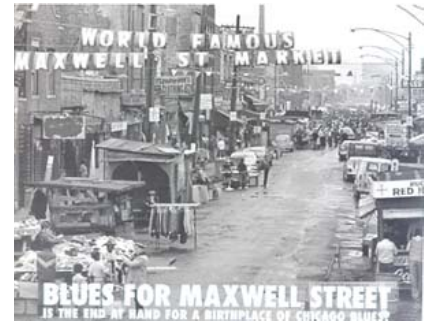
# Project Overview

University Village is an excellent example of US2's ability to lead a community-based master development process with multiple stakeholders to plan and execute a transformative mixed-use urban neighborhood redevelopment.

Through the efforts of MFRE and its partners, the University of Illinois Chicago (UIC), the City and the 20-member community committee over 12 city blocks were redeveloped. A thoughtful planning approach respected the area's history while also using landscaping, open space and streetscape to connect a mixture of old and new, commercial and residential.

Prior to the redevelopment, UIC was largely viewed as a commuter school and the areas immediately surrounding the campus, the historic Maxwell Street neighborhood, had become an area of disinvestment. The project's location as the link between Chicago's Pilsen, Little Italy and Greektown neighborhoods made it a key strategic area for the future of Chicago's southwest side.

Since the completion of the development, UIC has raised its academic profile and the University Village neighborhood has become an attractive community for students and faculty of UIC as well as residents of the city at-large. A public-private partnership and an innovative deal structure that included the City's largest TIF financing (at the time) were integral to the project's success.



## Community Benefits

### Community Engagement

20 Member Community Committee  
Public Zoning, Planning & TIF Processes

### Jobs

4,000+ construction and permanent

### Local Jobs

50% of construction performed by city residents

### MBE/WBE Jobs

45% of construction contracts

### Property Taxes

~\$4.3 million annually, ~\$33 million total to date

### Affordable Housing

196 units

Soft 2nd mortgage program for families < 100% of AMI

### Workforce Development

Technical assistance & opportunity outreach programs

### Economic Development

Supplier development, fast pay program

CBA entrepreneurial program



# Relevant Features

## Mixed-Use



### Offices

Boutique offices for University and medical services Tenants



### Vibrant Retail Mix

Shopping, dining and services  
Significant mix of independents



### Affordable Housing

196 Units, 80-120% of AMI  
“Soft Second” Mortgage Program  
Interspersed throughout project



### Student Housing

1,600 student housing beds,  
constructed and managed by UIC



### Public Parking Structure

650 spaces  
Aesthetically integrated

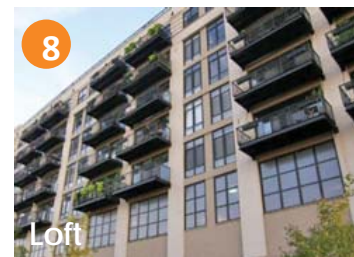


### University Facilities

Convocation Center  
Seating for over 3,000 people

### Market-Rate Housing

694 Units  
Variety of units sizes &





## Master Plan



## 12 Public Spaces, Public Art

James Turrell Skyspace Sculpture



## 13 \$50M of Infrastructure

Legacy & New City Utilities  
University Utilities  
New Streets  
Environmental Remediation  
Embankment Demolition



## 11 Historic Preservation & Adaptive Re-Use

21 structures became residential & commercial



Before



Tenant Relocated



During



After

## 14 Streetscape & Landscape







## University Village

*A vibrant urban neighborhood - past, present & future*

